



<i>Happy Valentines Day</i>						
<div> <div>1</div> <div>Carrying Charges Due</div> </div>						
2	3	4	5	6	7	8
9	10	11	12	13	14	15
		Late Charges				
<div>Game Night & Domino's Pizza</div>	17	18	19	20	21	22
		Holiday Office Closed	<div>Attorney Referrals</div>			
23	24	25	26	27	28	29
		Board Meeting				



Highleah Highlights

Highleah Office: 816-257-0070
 Maintenance Emergency: 913-894-3441
 Metro Public Safety: 816-436-0401
 Web-site: Highleah.com
 Gas Service: 816-756-5252
 Power and Light: 816-325-7930
 Great Plains SPCA: 816-621-7722

Highleah Townhouses, Inc.
January 27, 2020
Board Meeting

NEWSLETTER MINUTES

Board members present: Shaunn Flannery president; Kathleen Hill, vice president; Jane Leonard, secretary; Samantha Hankins, treasurer; and Donna Cates

Staff present: Andria Knapp, on-site manager; Linda Thompson, assistant manager; and Kevin McQuade, maintenance superintendent

Also attending: From Tailor Made Property Services, Mike Lauer and Betsy Kilker, regional managers; and cooperative attorney, Brad Constance.

The board convened at 4:30 p.m.

Minutes of the November 18 board meeting were approved.

Open Session

Eight members signed in for the open session. Shaunn welcomed them and called the session to order at 6 p.m.

Andria presented the office report.

There have been 53 statements of credit, 57 statements of charges due, one eviction in process and 59 notices to pay.

Five installation permits have been received and approved. There have been four exterminations, 12 animal violations, three vehicle violations, three yard/common area violations, three noise violations, seven household violations and one clubroom cleaning charge.

Four two-bedroom units are currently on the market.



From



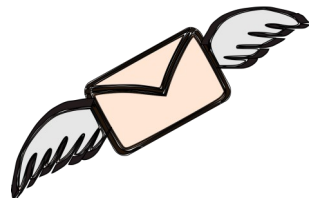
Remember to change your furnace filter. You may pick up your furnace filters from the office and should be changed regularly, especially during the winter months.

Also ice melt is kept in the office and you may pick up a bag from us any time.

We are still seeing a problem with the drains and usage. No hot grease should ever be put down the kitchen drain as it causes damage to the garbage disposals. You may be charged for the repair of a disposal if it is from hot grease.

We are also still seeing wipes being put down the toilet drains. No wipes or feminine products should ever be put down the drain.





Message From your Board President

Hello everyone,

I want to thank everyone that attended our last board meeting! It was a nice surprise to see some new faces attend, and we appreciate it. We had some members bring up some concerns that we are addressing. I do want to reiterate that we do have a speed limit on the property that we need to follow, we have to many children, and animals that are very important to us all!!!

Thank you, and I look forward to seeing you all at the February meeting.

Shaunn Flannery

Highleah Board of Directors
Shaunn Flannery: Board President
Kathleen Hill: Vice President
Jane Leonard: Secretary
Samantha Hankins: Treasurer
Donna Cates: Board Member

Kevin presented the maintenance report.

During November, 109 requests for service were received and 81 completed. There were four move-ins and four move-outs.

During December, 110 requests for service were received and 117 completed.

There was one move-out.

Palmer Lawn Professionals completed gutter cleaning in December and finished leaf clean-up and hauling on January 8.

Eight rehabs are underway.

Bed bug inspections begin on February 4 and will be on Tuesdays this year.

Betsy presented the managing agent's report.

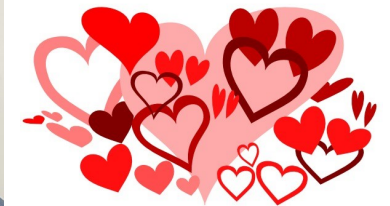
In November and December, eight applications were approved and one application is pending. Five final statements have been completed.

Processed in accounts payable for November was \$182,789.44 and \$181,278.29 in December. Financial reports were delivered to the board.

Shaunn opened the floor to member comments.

LaDon Piepergerdes won the door prize drawing.

The open session ended at 6:30 p.m. and the meeting was adjourned at 7:10 p.m.



Board Treasurer, Samantha
Member, LaDon

OFFICE NEWS

Bedbug checks will be on the first Tuesday of every month. You will receive a door tag the week prior if it is your turn for the check.



We have recently had numerous complaints about cars speeding through Highleah. Per Highleah Rules and Regulations, section 1.10 #7: ***All members and guests shall recognize and comply with universally accepted rules of the road and the 15 mile-per-hour speed limit while on property.*** Please drive responsibly as there are often children playing on property.



We currently have several 2 bedroom units on the market. If you refer someone and they move in there is a \$200.00 finders fee.



Pure local honey for sale,
and delivery is FREE!
Text me at 816-965-3589

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Family Game Night

Monday February 17, 2020 here in the clubroom



Dominos Pizza will be here as well
with \$5.00 + tax pizzas cash only.

5:00pm-7:00pm



Captain Lambeth from Metro Public Safety will be attending our March board meeting. He will be available to answer any questions or concerns any one may have for the security company.



The mortgage company has done an inspection of the property. They have noted patios that have cracks or damage. Since patios are the member responsibility please inspect your patio for anything that may need repaired. Maintenance and management will be walking the property and looking at patios during the month of March. Please refer to Highleah's rules and regulations, section 1.2.

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